THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA

SURVEY AND ANALYSIS

PART 2 (of 2 PARTS)

PROCTOR, REDFERN, BOUSFIELD & BACON
Consulting Engineers and Town Planners
75 EGLINTON AVENUE EAST
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THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA

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PART 2 (of 2 PARTS)

Prepared for

THE CORPORATION OF THE TOWN OF RICHMOND HILL

by

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E.O. 64226

TABLE OF CONTENTS

7/3/66

LIST OF TABLES

LIST OF MAPS

INTRODUCTION

The survey and analysis being made as a basis for a new Official Plan of the Richmond Hill Planning Area has been compiled in two parts. The first of these, dealing with physical, economic and engineering considerations, contained a number of recommendations upon which the second phase of the work was based. With the provisional acceptance of these recommendations, this second part considers the details and proposed policies which it is felt should be incorporated into the final plan.

In the first part, it was proposed that for planning purposes, the Area should be divided into a system of Districts and Neighbourhoods. In this report, these have been adopted and are referred to by names set up to fit in with some already existing feature or to utilize an already existing name, These names are given on Map No. 1.

SUMMARY

This second part of the survey for a new Official Plan for Richmond Hill has adopted certain proposals made in the first part, particularly those for the adoption of Planning Districts and Neighbourhoods. On this basis, population capacities for these divisions have been calculated on the basis of trends in density, observed in the more recently developed parts of the Area. Using these figures, the indicated numbers of school children have been derived and changes to existing schools and the building of new schools are recommended. Also on this basis, acreages for parks and open space are proposed according to the following standards: Neighbourhood parks 2.5 acres per 1000 people, District parks 2.5 acres per 1000 people and Passive Open Space 2.5 acres per 1000 people. To acquire parks and recreation facilities, it is recommended that the Town take advantage of appropriate provisions of the Municipal and Public Parks Acts and levy a special rate of two mills to provide funds. Appropriate policies for co-ordinating parks and schools and for relating these to Neighbourhoods are also recommended.

Four major groups of related land uses are suggested for the Plan, Residential Neighbourhood uses, Industrial Area uses, Central Area uses

and Highway frontage uses, and the distribution of these is set out on a map. Recommended policies for maintaining the amenity of these areas follow and include the maintenance of the housing stock, appropriate locations for apartment development, the mitigation of conflict between different uses and the improvement of traffic circulation.

To stimulate and control redevelopment in the downtown area, a number of detailed policies are recommended maintaining the general setback at its present position but providing for variations where these will improve appearance. It is recommended that parking be removed from Yonge Street itself and that policies be adopted to create this behind the stores, also to control the number of access points, to make lots interconnected and to ensure entrance to all stores from the lots. Measures are also suggested for improving the appearance of the downtown area as a whole and for the municipality to maintain a high standard for all public facilities in the area.

The report then discusses the question of the proposed policies as they apply to the Richmond Hill Area as a whole and the fact that both the Town and part of the Township of Vaughan are included. As an approach to this problem, a means for the joint adoption of a single plan for the Area is suggested.

The final section deals with the Town's financial situation and the implications of this for development policy. Owing to the need to conserve sewage treatment capacity in the existing plant to provide for industrial and commercial development, policies to restrain residential development are advocated until new treatment capacity is available. When this happens the continued development of the area is divided into a number of stages based on the provision of new trunk sewers.

ADDENDUM TO PART 1

The recommendations on arterial and collector roads in Part 1 of the report on the survey and analysis were broadly accepted by the Municipality. It was, however, requested that the proposed collector street between Benson and Hill Top Neighbourhoods be located on Centre Street West rather than on Richmond Street. The implications of this change appear to pose little problem except for schools. A new school is proposed for Hill Top Neighbourhood and in order to provide a reasonable population to support it about 2000 people would be desirable. Moreover, a principle aimed for in the plan is to try to eliminate as far as possible the crossing of arterial and collector roads by small children. With the collector located on Centre Street, the population capacity in Hill Top Neighbourhood would be about 1600. This would probably mean that a school boundary would lie north of Centre Street and that children would have to cross it. For this reason, it was still felt that the collector should remain on Richmond Street so that Hill Top Neighbourhood would be of a size to support an elementary school by itself, however, the maps have been drawn up as requested.

7/3/66

Additions to the existing sewage disposal system have been constructed to relieve problems from flooding in the Taylor Mills Drive area, Beverly Acres Neighbourhood. With the completion of these, it will be feasible by means of a new sewer along Neal Drive and a header sewer on Elgin Mills Road to service some 200 to 300 acres north of Elgin Mills Road. Provided that the spare capacity in the treatment plant is sufficient to handle the development made possible by these extensions and provided no problem of pollution is encountered downstream from the treatment plant, the use of this land for industrial purposes would appear to present no problems. Residential development should, however, be strenuously resisted since this would impose an intolerable burden on the adjacent schools which are already taxed to their limits.

The first part of this report envisaged the inclusion of the area between Bathurst Street, Yonge Street, Vaughan Road and Carrvill Road in the proposed Official Plan. Discussions with officials in Vaughan Township indicated that our thinking for this area and their thinking in respect to land use were in reasonable harmony. As a result it was concluded that it would be prudent to omit this area from the Richmond Hill Plan leaving it to be dealt with in a future revision to the Vaughan Official Plan. This has been done in this part of the report.

SECTION I

POPULATION AND DENSITY CONSIDERATIONS

SECTION 1

POPULATION AND DENSITY CONSIDERATIONS

Land Acreages

In 1964 the total area of the Town of Richmond Hill amounted to 1,641 acres and consisted of the following land uses:

	Acres
Residential	977.5
Commercial	72.8
Industrial	193.6
Parks	31.2
Open Space (greenbelt, watercourses, etc.)	30.3
Institutional	81.4
Utilities	19.2
Sub-Total, developed area	1,406.0
Vacant zoned residential	60.0
Vacant zoned industrial	135.6
Vacant zoned commercial	13.6
Unusable	1.3
Sub-Total, vacant land	210.5

C.N.R. lands	24.5
Grand Total	1,641.0

Acreages of these areas on the basis of planning neighbourhoods, etc., are given in the Appendix.

Existing Densities

The 1964 population of the Town was 19,229. Population figures for the neighbourhoods are given in the Appendix. On the basis of population and the acreages given above, prevailing densities are as follows:

Gross Density (population/total developed area)	13.2 persons per acre
Neighbourhood density (Population/Residential land plus parks, schools, etc.)	16.5 persons per acre
Net residential density (Population/Residential land plus streets)	19.0 persons per acre
Neighbourhood density in the newest neighbourhoods (1)	21.6 persons per acre
Net residential density in the newest neighbourhoods	25.7 persons per acre

Planning Districts and Neighbourhoods

Part 1 of the report on survey and analysis proposed that the Official Plan be based on the eventual urbanization of the area between

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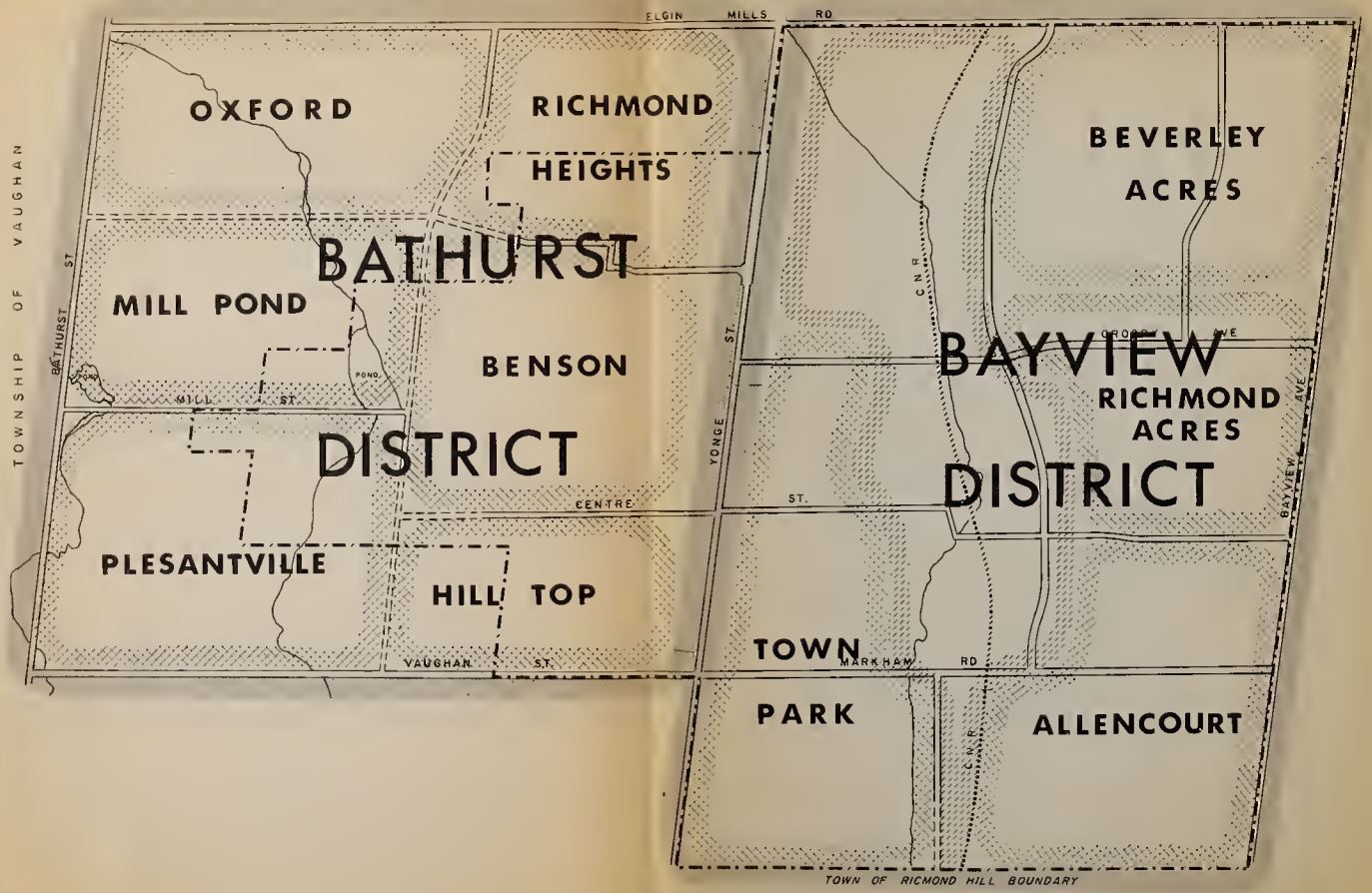
(1) Based on the three Neighbourhoods adjacent to Bayview Avenue.

Bathurst Street and Bayview Avenue, south from Elgin Mills Road to the vicinity of Weldrick Road and Observatory Lane. Within this area, proposals were also made for a system of collector roads and for the adoption of a planning district and neighbourhood system. With the considerations noted above in the Addendum to Part I, and taking Vaughan Road as the most appropriate southern boundary on the west side of the area, the road proposals are used as a basis to recommend the division into 10 neighbourhoods and 2 districts as shown on Map No. 1.

Future Population Distribution

Residential neighbourhoods east of Yonge Street, in Bayview District, are almost completely developed. Some 34 acres may still be considered vacant and if developed residentially might provide an additional 600 to 700 people in this area. West of Yonge Street development occupies less than half the area of the Bathurst District. The present population and the estimated future population or population capacity for the Districts and Neighbourhoods are given in Table 1. Calculations were based on an average of about 20.0 persons per acre with appropriate variations being made for anticipated redevelopment and the likelihood of other multiple family housing.



LEGEND

PLANNING DISTRICTS

PLANNING NEIGHBOURHOOD

INDUSTRIAL AREA

THE OFFICIAL PLAN OF THE
RICHMOND HILL PLANNING AREA
SURVEY & ANALYSIS
MAP NO. 1
PLANNING DISTRICTS
& NEIGHBOURHOODS

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TABLE 1

EXISTING POPULATION AND CAPACITY
FOR PLANNING DISTRICTS AND NEIGHBOURHOODS

Neighbourhood or District	Existing Population 1964	Population capacity (round figures)
Beverly Acres	5,491	5,500
Richmond Acres	2,510	2,800
Allencourt	3,737	3,800
Town Park	2,467	2,700
Sub-Total, Bayview District	14,205	14,800
Richmond Heights	1,220	2,000
Benson	2,040	2,600
Hill Top	1,566	2,000
Oxford	134	2,200
Mill Pond	310	2,400
Pleasantville	629	4,000
Sub-Total, Bathurst District	5,899	15,200
Central and Commercial areas	395	) See Note 1
Industrial area	18	
Total Richmond Hill Area	21,642	30,000

1. Population Capacity in the Central Area is counted in with the adjacent neighbourhoods.

7/3/66

SECTION II

PARKS AND SCHOOLS

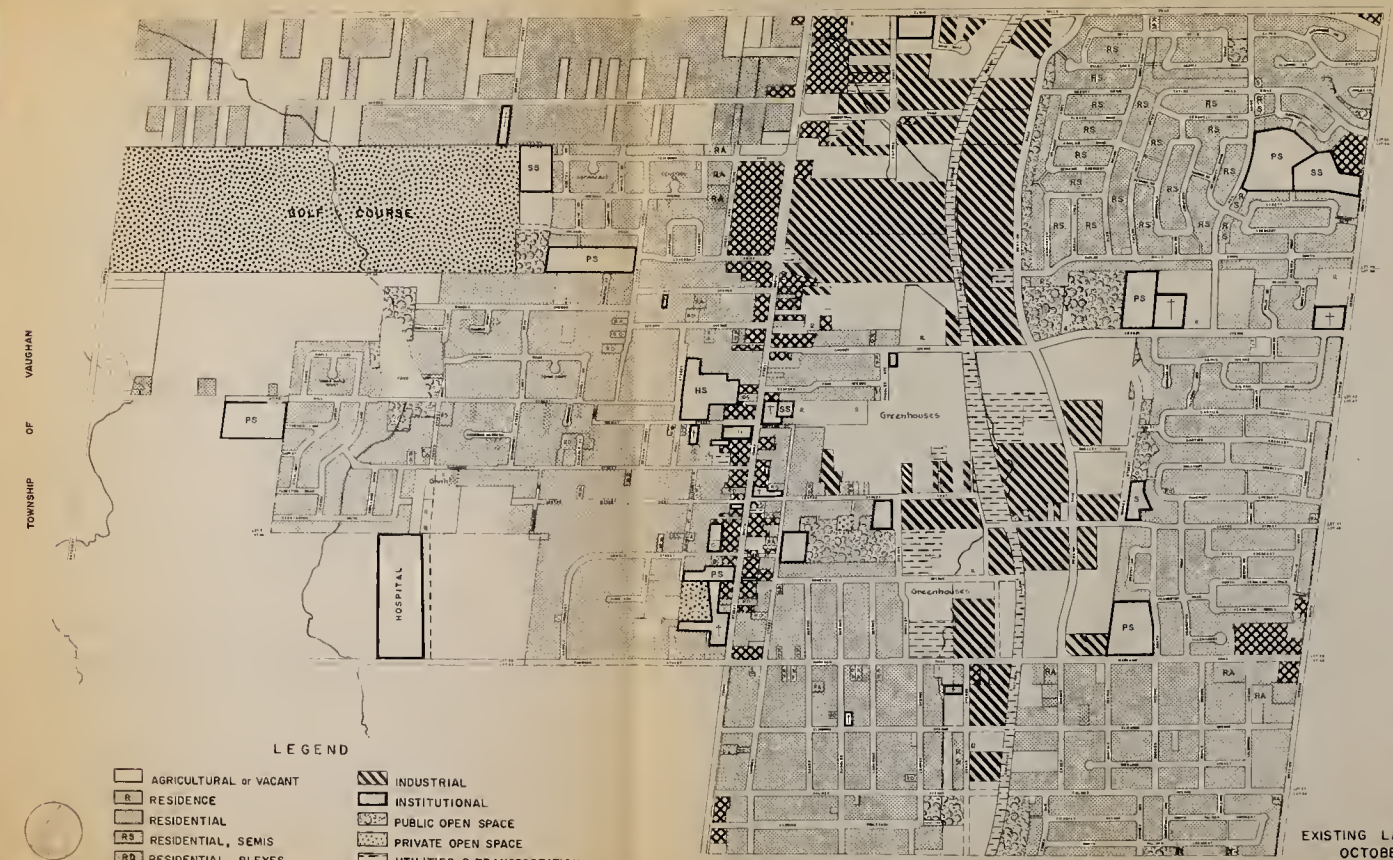
SECTION II

PARKS AND SCHOOLS

Parks

Areas presently devoted to parks and open space are illustrated as public open space on Map No. 2. Existing Land Use. In addition part of the space in school sites used as playground may be included as recreational open space although this might be reduced if the space were taken for school expansions, parking, etc. Detailed existing acreages for each neighbourhood are given in the Appendix, and a summary for each of the proposed districts in Table 2.

The most widely used standards for planning parks and open space in urban areas are those of the United States National Recreation Council. They propose a total of 20 Acres per 1000 people; 10 acres in neighbourhood and district parks and 10 acres in regional parks and conservation areas. The Metropolitan Toronto Official Plan proposes a standard of 7.5 acres of regional park land for the area as a whole. It is anticipated that this will provide for the regional needs of Richmond Hill and it is recommended that a standard of 7.5 acres for neighbourhood and district parks be



EXISTING LAND USE
OCTOBER 1965

MAP № 2

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TABLE 2

EXISTING PARKS AND RECREATION FACILITIES

	Bayview District	Bathurst District	Totals
Elementary School Playground	13.5	8.2	21.7
Neighbourhood Active Park	11.2	5.9	17.1
Total	24.7	14.1	38.8
Acres per 1000	1.7	2.8	2.0
District Active Park	16.9	Nil	16.9
High School Playground	9.0	2.5	11.5
Total	25.9	2.5	28.4
Acres per 1000	1.8	0.5	1.4
Passive Open Space	18.2	6.6	24.8
Acres per 1000	1.3	1.3	1.2
Grand Total	68.8	23.2	92.0
Acres per 1000	4.8	4.6	4.8
Population	14,205	5,029	19,234

adopted in the Richmond Hill Official Plan for the more immediate needs of the planning area 7.5 acres rather than 10.0 is proposed since the Town is situated close to what will likely remain an essentially rural area. The need for open space here, though of great importance, is not the same as the needs of a larger and more densely populated urban area.

If this standard is adopted it is further recommended that a minimum of 2.5 acres per 1000 be apportioned for neighbourhood parks, 2.5 acres for district parks and recreation facilities and the remainder for passive open space in the form of landscaping, buffering, walk-ways and the other miscellaneous green areas that improve urban amenity. For implementing these standards the 5% provisions in Section 28 of The Planning Act would allow for the establishment of neighbourhood parks in approximately the required amount. Land for community parks, passive open space, etc. will need to be acquired with municipal funds.

Section 18 of The Public Parks Act and Section 377, ¶ 69 of The Municipal Act provide for the levying of a special rate of up to two mills on the assessed value of all rateable property for the purposes of acquiring parks, recreation facilities, community centres, and other allied works. Since there is presently a serious

deficiency of these in Richmond Hill it is recommended that the appropriate provisions of these Acts be adopted in order that there may be a continuing program in the Plan for the establishment of these facilities.

The existing deficiencies according to the recommended standards may be seen by comparing Tables 2 and 3. In the Bayview District, 0.8 acres per 1000 of neighbourhood park etc. is needed or about 12 acres for an envisaged population of about 15,000 people. A similar amount of district park etc. is also needed and about 18 acres of passive open space for a total of about 42 acres. To acquire this much land is, of course, a serious problem but a start should be made at once. The park containing the arena offers scope for further development although the possibility of acquiring additional land here seems small. Other possibilities appear few at present but these may present themselves through future development and redevelopment proposals and a continuing effort will need to be made to improve the situation.

In the Bathurst District, community parks are non-existent and the only facility is the Richmond High School playing field of 2.5

TABLE 3

PARKS, OPEN SPACE & RECREATION FACILITIES REQUIREMENTS

	Bayview District	Bathurst District	Total
Neighbourhood Active @ 2.5 Acres per 1000	37	38	75
District @ 2.5 Acres per 1000	37	38	75
Passive Open Space @ 2.5 Acres per 1000	37	38	75
Total (say) @ 7.5 Acres per 1000	110	115	225
Population	14,800	15,200	30,000

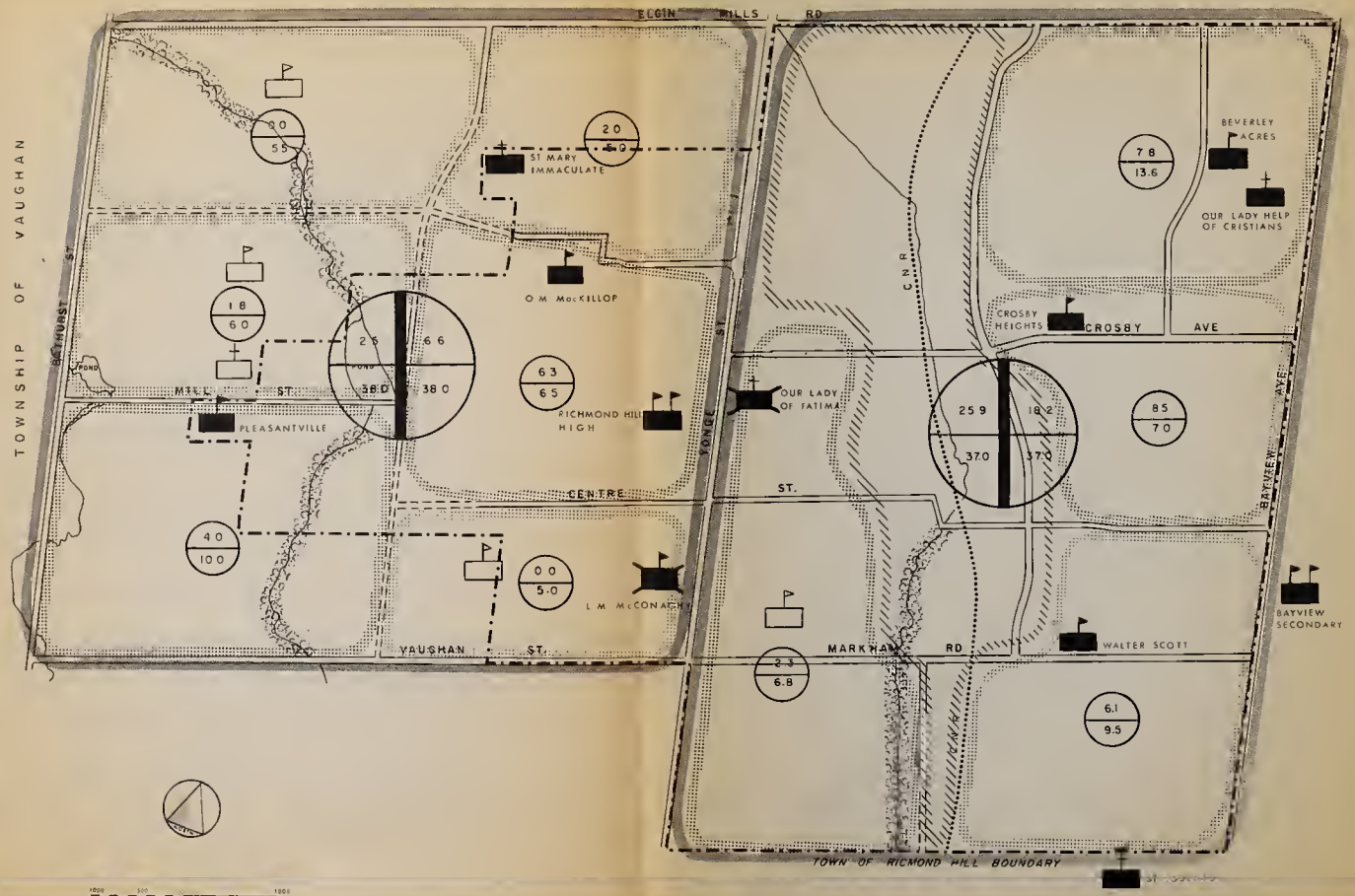
acres which can hardly be considered adequate space for school purposes let alone a contribution to the Town's open space system. There is an immediate need for a district park, an appropriate location for which would be in the vicinity of the Mill Pond. Since the envisaged population is about 15,000 such a park ought eventually to be at least 25 acres in extent although this may, of course, be acquired in stages. Another 10 or more acres should be obtained before development precludes this, for increasing the community recreation facilities when the Town expands. Neighbourhood active park land appears up to standard west of Yonge Street at present allowing for that in school playgrounds but the distribution is uneven. Benson Neighbourhood is well served in acreage terms although the facilities are at its periphery. Hill Top Neighbourhood has none and land is thus urgently needed before the area is built up. For the other four neighbourhoods and for the area south of Markham Road adequate parks and open space may be acquired when further development proceeds.

As part of the passive open space requirements in the plan the valley lands along the Little Don River should be placed under public ownership. These may form part of the district park referred to above and should be continued south of Markham Road to link

with a further district park which will eventually be needed to serve the district between Markham Road and Carrvill Road.

The creation of separate parks is one of the more important purposes of an Official Plan and an important extension of this is the provision of additional areas of passive open space in the form of additional landscaping, boulevards, sidewalk borders, sitting out areas with benches and flower beds and the planting of trees. Open space and planting of this kind will considerably enhance the amenity of the Town and should be applied whenever there are areas of open space, parking lots are an obvious example, that otherwise remain bare and often depressing. It is, therefore, recommended that appropriate policies to effect the creation of such passive parkland and open space be included in the Plan.

In general it is recommended that an objective of one neighbourhood park to serve each neighbourhood and a district park to serve each district be aimed for in the Plan. These proposals together with the open space recommended along the Little Don River Valley are set out on Map No. 3.



LEGEND

SCHOOLS

	EXISTING	PROPOSED	TO BE ABANDONED
PUBLIC ELEMENTARY			
SEPARATE ELEMENTARY			
SECONDARY			

PARKS

NEIGHBOURHOOD REQUIREMENTS

NEIGHBOURHOOD PARK ACREAGE EXISTING

TOTAL NEIGHBOURHOOD PARK ACREAGE REQUIRED

DISTRICT REQUIREMENTS

DISTRICT PARK ACREAGE EXISTING

TOTAL DISTRICT PARK ACREAGE REQUIRED

PASSIVE OPEN SPACE ACREAGE EXISTING

TOTAL PASSIVE OPEN SPACE ACREAGE REQUIRED

STREAM VALLEYS WHERE PASSIVE OPEN SPACE WILL BE REQUIRED

THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
SURVEY & ANALYSIS
MAP NO 3
PARKS & SCHOOLS PLAN

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Schools

Richmond Hill is served by 12 schools; (see Maps 2 & 3), 6 public elementary, 4 separate elementary and 2 secondary schools. In the case of the MacKillop public elementary and both separate and secondary schools the areas served extend beyond the boundaries of the Town. At the present time no serious problems of school accommodation are felt in the Town but a continuing demand for additional accommodation must be planned for.

Predicting this demand presents a number of problems. Table 4 gives available information on elementary school age population for the Town of Richmond Hill and enrollments in the public and separate schools for the previous six and five year periods. It will be seen at once that since 1950 the school age population has increased dramatically and now forms almost one quarter of the total. Compared to many other municipalities in the Province this fraction is abnormally high. It reflects the position of the Town as a dormitory satellite and the influx of young families in the development boom of the mid-nineteen fifties. Moreover, the records of the planning department on family movements in the Town indicate a highly mobile population with changes of owners and particularly

TABLE 4

SCHOOL-AGE POPULATION AND ENROLLMENTS

TOWN OF RICHMOND HILL

Year	Population	5 - 13 Age Group	% of Population	Public School Enrollment Richmond Hill	% of Population	Separate School Enrollment Richmond Hill	% of Population	Total P.S. & S.S.
1950	2,123	299	14.0	)				
1951	2,228	350	15.7	)				
1952	3,140	530	16.8	)				
1953	3,310	604	18.2	)				
1954	3,510	761	21.7	)	Not available			
1955	5,021	952	19.0	)				
1956	7,996	1,509	18.2	)				
1957	10,932	2,098	19.2	)				
1958	14,210	2,932	20.6	)				
1959	15,032	3,309	22.0	2,774	18.5			
1960	16,095	3,656	22.7	3,146	19.5	477	3.0	3,623
1961	17,242	4,049	23.5	3,321	19.3	535	3.1	3,856
1962	18,193	4,353	23.9	3,417	18.8	661	3.6	4,078
1963	18,616	4,591	24.7	3,710	19.9	722	3.9	4,432
1964	19,229	4,695	24.4	3,854	20.0	825	4.3	4,679

of renters being comparatively frequent. Such mobility is characteristic of younger families and of a continuing influx of these into the area. In the respective proportions between public and separate the public school share of the children appears to have shown signs of levelling off in the last six years while the separate school share has increased.

In view of the mobility and the continuing influx of young people a meaningful forecast based on these figures is hardly possible.

However, in order to provide a starting point for the consideration of new schools a Table has been prepared on an arbitrary but nevertheless relevant basis. As an indication of the numbers of school children that may be expected when each neighbourhood is fully developed a hypothetical figure of 20% of population for public schools and 5% of population for separate schools has been taken. These are given in Table 5 and the following school recommendations are based on them. It is also recommended that the respective school boards continue to extend the figures in Table 4 each year. Any change in the indicated percentages may then be evaluated according to the current school program. It is not considered likely that the principle of one public elementary school for each neighbourhood on which the following remarks are based will need to be altered in the foreseeable

TABLE 5

ESTIMATED NUMBER OF SCHOOL CHILDREN
ACCORDING TO POPULATION CAPACITY

Neighbourhood	Population Capacity	Public Elementary School Children @ 20% of Population	Separate Elementary School Children @ 5% of Population
Beverly Acres	5,500	1,100	275
Richmond Acres	2,800	560	140
Allencourt	3,800	760	190
Town Park	2,700	540	135
Sub-Total Bayview District	14,800	2,960	740
Richmond Heights	2,000	400	100
Benson	2,600	520	130
Hill Top	2,000	400	100
Oxford	2,200	440	110
Mill Pond	2,400	480	120
Pleasantville	4,000	800	200
Sub-Total Bathurst District	15,200	3,040	760
Total Richmond Hill Area	30,000	6,000	1,500

future although the number of classrooms per school may vary from that indicated here. Provided that the School Boards acquire sufficient land for the proposed schools the number of classrooms can be added to as the population character of each neighbourhood becomes more apparent.

Public Elementary Schools

The public elementary system has adopted the policy of establishing senior public schools for the accommodation of grades 7 and 8, and plans to separate these from kindergarten to grade 6 wherever possible. Discussions with the Elementary School Board indicate that although the Bayview District is now almost completely built up a further increase in the number of school children is forecast until about 1967 after which it is expected to level off. Present plans call for the expansion of the Beverly Acres School with additional portable classrooms and the extension of Crosby Heights School to accommodate all grade 7 and 8 pupils east of the C.N.R. tracks. Pupils in Town Park Neighbourhood and part of Hill Top Neighbourhood presently attend McConaghy School. Since this school is likely to

become obsolete during the period to be considered in the Official Plan and since it is desirable to eliminate the crossing of Yonge Street for young children it is recommended that a new school serve Town Park and that this be located within or close to the neighbourhood.

In the Bathurst District, it is recommended that as far as possible new public elementary schools be provided to serve each of the proposed neighbourhoods and be sited centrally to them. However, this ideal objective is complicated by the location of the existing schools. Richmond Heights and Benson Neighbourhoods and the Elgin Mills Road Area are presently served by MacKillop School. The population capacity of Richmond Heights and Benson combined is some 4,700 which is not too large to support one school, particularly if grades 7 and 8 are separated. In view of the location of MacKillop School adjacent to the boundary of the two neighbourhoods, it is recommended that when necessary it be enlarged to serve them both, with the Elgin Mills area west of Regent Street being served by a new school in Oxford Neighbourhood. The obsolescence of McConaghy School makes it advisable that it be replaced and this should be as soon as possible after a new school is provided in Town Park Neighbourhood. Following

this a new school should be provided within Hill Top Neighbourhood. Since this neighbourhood is somewhat small and will hardly support a grades K-6 school by itself, it is recommended that this school be a senior elementary school to serve the remaining part, i.e. west of the C.N.R. tracks, of the Town and complement Crosby Heights School. Some grades K-6 classrooms may be added if these children cannot be added in adjacent schools.

Pleasantville School is situated in Pleasantville Neighbourhood but adjacent to the boundary of Mill Pond Neighbourhood. Since the combined population capacity of these two neighbourhoods is some 6,300 this would most probably provide too many children for one school even of grades 1 to 6 only. It is, therefore, recommended that with the eventual development of these neighbourhoods a new school be constructed to serve Mill Pond Neighbourhood. Oxford Neighbourhood should also be served by its own school and the three westerly neighbourhoods combined may be served by one senior elementary school. An appropriate location for this would be in Mill Pond Neighbourhood adjacent to the other schools so that any appropriate sharing of facilities may be effected.

Beverly Acres and Crosby Heights schools presently contain 30 and 29 classrooms respectively. Considerable problems have been encountered in expanding these schools to meet the increased child population of these areas. There are signs that in a few years this increase may level off. Since any further additions to these schools would be extremely costly and might only be for a period of a few years, and since 30 classrooms is larger than is usually considered desirable for an elementary school, it is recommended that until the ratio of pupils to population in both Beverly Acres and Richmond Acres begins to decline, as shown by the School Board's records, no further residential development should be permitted in these neighbourhoods and that this policy should be written into the Plan.

In areas of new development the design of the residential neighbourhoods should be such as to facilitate access to the school by all children who will be walking. This not only means avoiding the crossing of major roads but also where feasible that local roads and pedestrian walkways be designed to afford the greatest convenience to the school.

Separate Elementary Schools

The Separate School Board has now closed Our Lady of Fatima School and its pupils have been transferred to St. Mary Immaculate School. A new school is contemplated for the Richmond Hill Area, to be built within the next few years, but its site has not yet been decided.

The fraction of the school age population attending separate schools has been rising in the last five years from 3.0% to 4.3%, and is expected to rise further. Calculations by the Board indicate that 2 classrooms are presently needed for every 1000 population in the Town. On this basis for an increase of just under 10,000 people in the Area at least 20 new classrooms would be required and if the proportion of separate school children continues to rise, this may well reach up to 25 classrooms. Separate schools of 16 to 18 classrooms are preferred so that at least one new school will be required to serve the area when fully urbanized.

In order to provide adequate coverage for the Town and to minimize the crossing of major roads by the children, it is recommended that a new school be located in Pleasantville Neighbourhood

and that St. Joseph's and St. Mary Immaculate Schools be enlarged. School area boundaries should be made to coincide with neighbourhood boundaries whenever possible.

Secondary Schools

In order to serve the Richmond Hill Area when fully urbanized the York Central District High School Board envisages an additional secondary school and a new vocational school. The locations of the existing secondary schools are appropriate for serving the major part of Bayview and Bathurst Districts. The new secondary school should therefore be located principally to serve the district south of Vaughan Road west of Yonge Street and would be outside the Richmond Hill Area.

A new vocational school would serve the whole Richmond Hill Area and should, therefore, be located centrally. With the redevelopment proposals for Yonge Street a suitable opportunity may occur to build the school in the central area if sufficient land becomes available. If this is not found feasible it should be included with the high school in a proposed district centre south of Vaughan Road.

The general proposed locations for new schools are set out on Map No. 3.

SECTION III

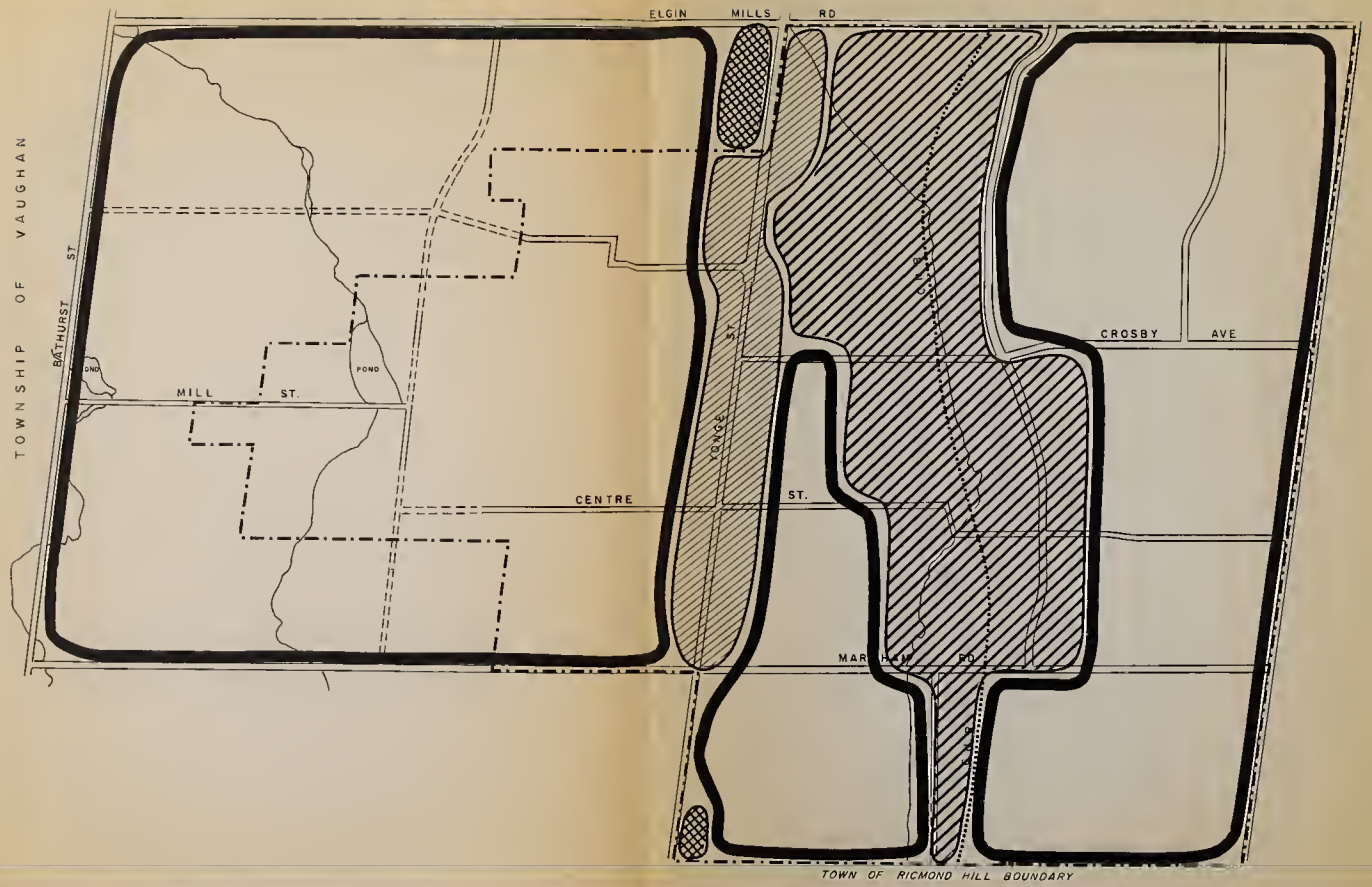
DESIGN AND AMENITY CONSIDERATIONS

SECTION III

DESIGN AND AMENITY CONSIDERATIONS

Future Land Use

For the purposes of the Official Plan, it is proposed to set up four major groups of related land uses: Neighbourhood uses, Industrial area uses, the Central Area uses, and Highway Frontage uses, Neighbourhood uses are those which in association form a complete residential environment, including dwelling units of various kinds, schools, parks and open space, local recreation facilities, local institutions and commercial services for day to day needs. Industrial area uses include manufacturing plants together with the necessary storage, and commercial and other areas that are of direct service. The Central Area is to contain all areas which are commonly found in the main business area of a Town. The Highway Frontage group will contain uses appropriate to the fringe of a major highway by virtue of its accessibility, the comparatively high value of land and the conditions imposed by traffic considerations. Examples of these uses would be highway commercial ones and high density residential. The proposed arrangement of these groups is set out on Map No. 4.



LEGEND

RESIDENTIAL NEIGHBOURHOOD USES

INDUSTRIAL AREA USES

CENTRAL AREA USES

HIGHWAY FRONTAGE USES

THE OFFICIAL PLAN OF THE
RICHMOND HILL PLANNING AREA
SURVEY & ANALYSIS
MAP NO 4
PROPOSED LAND USE PLAN

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			C-64226

Based on the recommendations in Part 1 of the Survey, this arrangement is an appropriate extension of the existing pattern. The area west of Yonge Street is devoted to neighbourhood uses; east of Yonge Street the pattern reflects the existing situation in the present Town. Highway Frontage uses are proposed along Yonge Street in locations where existing uses and land ownership patterns make this appropriate and the Central Area is designated according to its present function.

General Amenity Policies

Housing

The general condition of housing in the Town is good and there is no significant problem of urban renewal in this respect. A small number of deteriorating buildings do exist in the older parts and to cope with any problems that might arise from these it is recommended that policies be included in the plan for the rehabilitation of these buildings and for the general conservation of the total housing stock. Such policies would briefly indicate the desire to maintain and improve housing and would be sufficient to allow for the passing of a maintenance and occupancy by-law under Section 30a of The Planning Act.

From requests that have recently been made by developers and from trends observable in similar areas around Metropolitan Toronto, a demand for more apartment buildings in the Town may be expected. As long as appropriate policies are enforced concerning their location and the adequacy of services for them, such developments may well be an asset to the Town. Policies recommended as being appropriate would be to restrict their development to favourable locations such as proximity to the Central Area, to shopping centres or to arterial roads; to ensure that there is an emenable separation between apartments and single family dwellings, and to ensure that all municipal services, including not only water supply, sewers and storm drains but also schools and parks etc. are adequate.

Conflicts between uses and functions

While the purpose of the land use section of the Plan is to separate mutually incompatible uses, there still remain many aspects of otherwise compatible uses where adverse affects need to be mitigated. Moreover the boundaries between incompatible uses need special attention in an official plan so that conflicts may be minimized. To achieve these objectives, it is recommended that specific policies be set out to regulate the design and special layout of all uses and locations where there may be any conflict. In general these policies are to ameliorate the nuisance

character of certain uses and may be broadly grouped under two headings; firstly, policies controlling physical activities such as the arrangement and direction of lighting, the storage and loading of goods, parking and truck movements and pollution; and secondly policies that ensure the physical separation of land uses including special separation with extra setbacks, side and rear yards, reversed frontages, etc., architectural screening in the form of walls, trellises, fences, etc., and the arrangement of entrances and exits to buildings, and also natural screening and vegetation in the form of topographic differentiation, screens of trees and bushes and general landscaping.

Appropriate policies to secure this separation are recommended: where residential uses adjoin commercial or industrial ones, or institutional and public uses where there is frequent public activity and traffic generation; where lower density residential uses abut major roads or railways; to achieve the compatible association of mixed densities in residential areas; to prevent conflicts between clean manufacturing or assembly-type industries and the more obnoxious processing industries, and in fact where any activity may hinder or be detrimental to any adjacent activity.

Traffic circulation on major roads

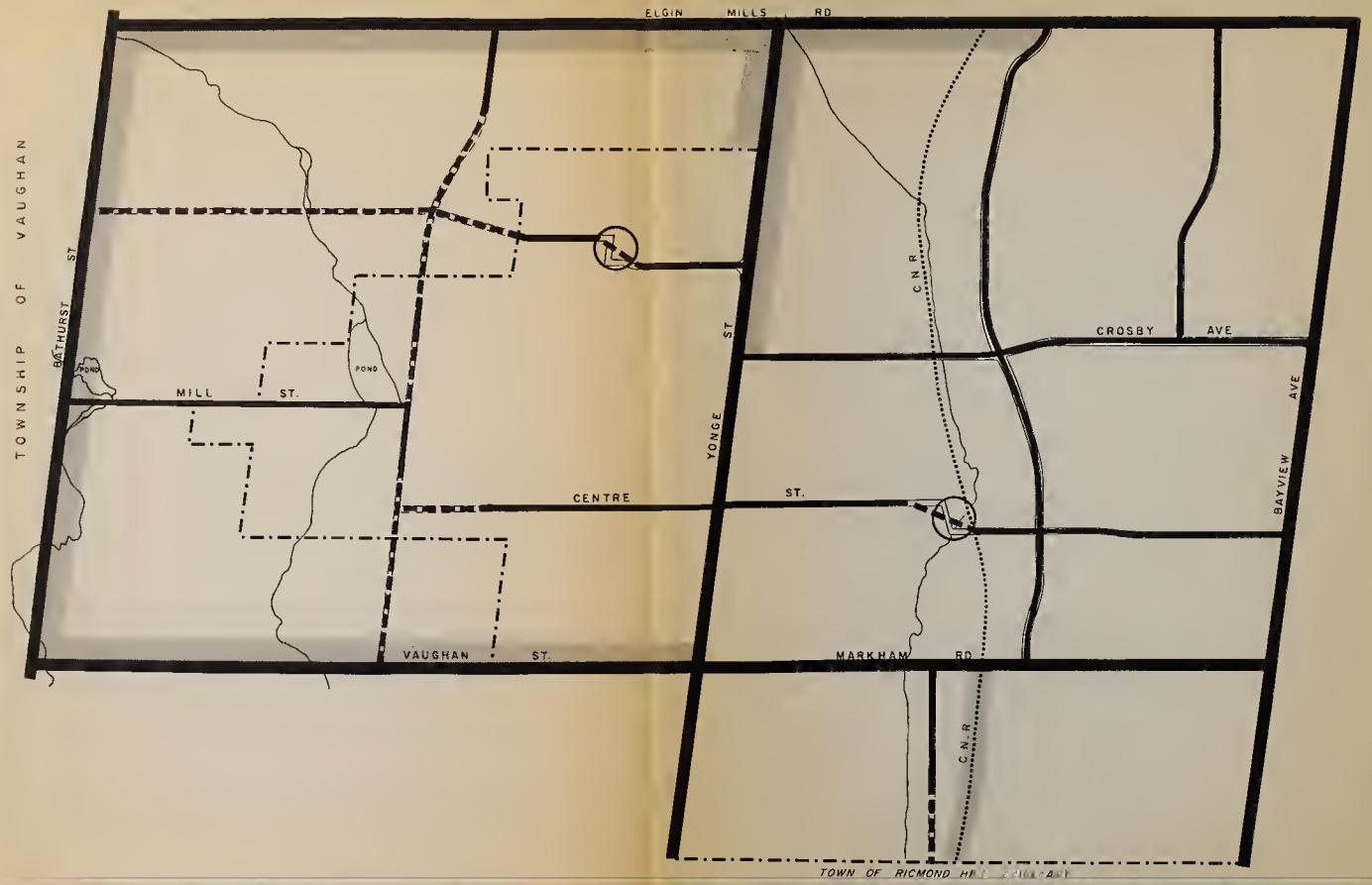
In order to protect the roads proposed in the plan as arterials and to maintain their traffic carrying and circulation capacities, a number of

policies are desirable to prevent undue encroachment and interference upon them by abutting uses. These policies include the regulation and restriction of points of access, the requirement of reversed frontages so that abutting uses front onto adjacent collector or local roads, and standards for the signalling and posting of signs to maintain the flow of traffic. It is recommended that these policies apply to roads designated as arterials as shown on Map No. 5.

General urban amenity

While many policies in the Plan are concerned with the prevention of the injurious affects of development, a positive approach to create a high standard of urban amenity is of course also desirable. Many of the visual aspects of a town may be enhanced by the application of appropriate policies and it is recommended that the following be included in the Plan.

Policies to ensure the protection of existing trees and the planting of new trees in developments where trees do not presently exist; requirements for planting and landscaping in parking lots, round shopping centres and on any open area that would otherwise be an eyesore; requirements to ensure the regulation of private signs and the adoption by the municipality of policies to co-ordinate its own signs; and requirements to effect the placing underground of electricity, telephone and other utility cables.



LEGEND

EXISTING ARTERIALS

EXISTING COLLECTORS

PROPOSED COLLECTORS

PROPOSED INTERSECTION OR ALIGNMENT IMPPOVEMENTS

ROAD & RAIL FRONTAGE WHERE ACCESS OR DEVELOPMENT RESTRICTIONS MAY BE REQUIRED

THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
SURVEY & ANALYSIS
MAP NO 5
ROADS PLAN

PROCTOR, REDFERN, BOUSFIELD & BACON
CONSULTING ENGINEERS & TOWN PLANNERS
75 EGLINTON AVENUE EAST TORONTO 12 TELEPHONE 487-1171

DRAWN	APPROVED	DATE	DRAWING NUMBER
			C-64226

The co-ordination of community facilities that will be needed for the neighbourhoods west of Yonge Street is also desirable. Each of these will require one or more schools, a local park and playground, and one or more churches and perhaps other facilities. The co-ordinated development of these can do much to raise the standard of design and the relationship of complimentary uses of land in the neighbourhood. It is, therefore, also recommended that appropriate policies be set out to achieve these objectives.

Yonge Street Redevelopment

With the impending engineering work and reconstruction of Yonge Street perhaps the most important question affecting redevelopment is that of building setback from the streetline. From detailed studies that we have made, paying particular attention to establishing which buildings are not likely to be redeveloped in the foreseeable future, we have concluded that it would be unrealistic to plan for any greater overall setback than that presently prevailing. There appear to be several substantial buildings, a good example of which is the Woolworth's store, which is built on the streetline and which cannot be considered as in need of renewal. Therefore, no policy for increasing the present right-of-way

width of 66 feet is recommended for the Official Plan but a policy should be included to indicate that the present right-of-way will be maintained and that the best use will be made of this to achieve an optimum traffic carrying capacity

While no general change in setback is recommended, for some redevelopment this may well be a good thing. However, a properly planned variation in the building line could well enhance the appearance of the downtown area. To achieve this, we suggest that appropriate distances would be 10 feet over a distance of no less than 40 feet and 50 feet over a street distance of no less than 100 feet. These proportions would allow for a modest setback to create an interesting forecourt to a commercial building or for a substantial one with room for parking. Intermediate distances are not recommended as they would introduce a lack of continuity in appearance and may well be subject to inadequate maintenance.

In order to achieve the optimum traffic carrying capacity, it is recommended that all parking on Yonge Street be discontinued and that detailed policies be included in the Plan to achieve sufficient parking for the downtown area off the street. As far as the amount of this is

concerned the present provisions, including one space for each 300 square feet of retail floor space, appear reasonably adequate but further study of these will be made as details of policy are formulated. Some revision of the details in the Zoning Bylaw will be required later but for Official Plan purposes it should be sufficient to indicate a general 1:1 ratio for parking in the downtown area.

It would obviously be unrealistic to try to obtain parking on every lot for each individual store, even where redevelopment is taking place. It would be better to indicate in the Plan that the required parking may be provided up to 300 feet away from the store and thus give some flexibility for developers to take advantage of. In general for all redevelopment proposals made in the downtown area, the aim should be to achieve the parking behind the stores. To make this fully satisfactory, the number of individual lots should be kept small, two or three per block depending on size, but, more important, they should be interconnected so that drivers may move relatively easily from one to another in search of a place. For each block only one, or at most two in the larger blocks, access points should be allowed to this parking but it should be possible to drive right through without a dead end so that limited access should also be provided

from other streets. Access points should also be provided with at least one sidewalk and if possible, measures taken to ensure that such access points are attractive elements in the street scene. Measures should also be taken to ensure that all buildings have access to the parking in the rear for shoppers and visitors as well as employees. In association with this, stores should be encouraged to provide display windows at the back as well as the front.

While the overall appearance and design of the downtown area merits considerable attention, Official Plan policies dealing with this would not only be difficult to formulate but would also pose serious problems of implementation. To tackle this subject properly, a comprehensive design scheme for the whole area should be drawn up with which all new buildings would have to conform. This however, would be a somewhat large undertaking outside the scope of this Report. Several policies to co-ordinate the appearance of buildings should, however, be included in the Plan. A uniform canopy height should be enforced and this should be accompanied by policies to achieve a uniform height for the beginning of the second storey in buildings. No height restrictions are considered necessary but policies for ensuring the provision of landscaping, sitting out areas, etc. and the maintenance of these and all

yards and spaces around buildings are vitally necessary if the appearance is to be continually improved. More detailed design measures would be a concern for Zoning Bylaws rather than Official Plan policy but some provision is recommended so that schedules to a bylaw may be drawn up to cover whole blocks or substantial parts thereof.

While most of these suggested policies would apply mainly to private developers interested in erecting new buildings in the downtown area, the municipality itself must do its share and indicate a readiness to contribute towards improvement. Perhaps the greatest single contribution would be a demonstrated determination to encourage high standards. To do this there should be a swift implementation of policies in the proposed Plan and a firm enforcement of appropriate by-laws. While many policies may be written to regulate development, there are none that can be implemented to force it to occur. This can only be done by attracting developers and assuring them of protection for their investment. Other examples of this readiness would be the purchase of parking space or access in appropriate places to encourage the provisions outlined above, and the adoption and implementation of policy to maintain at a high standard all sidewalks, public structures and buildings and street

furniture, and to co-ordinate the position and design of all governmental facilities. Finally, to enable the public to see and appreciate the improvements effected, all overhead wires must be removed from Yonge Street itself.

Joint Adoption of the Official Plan

The studies on which the Official Plan will be based and the recommendations in this report are for the Richmond Hill Area as a whole. However, this Area is under the jurisdiction of two municipalities. The Vaughan Official Plan, although it designates similar land use to that proposed here, does not contain any neighbourhood and district organization nor many of the policies proposed here that are based on this and on a more detailed control of urban development. Since it is felt that the approach made in this Report is one that should be acceptable to any municipality that is anxious to co-ordinate development and to realize a high standard, it is suggested that the recommendations made here should apply to the whole area and that to achieve this a new technique that has been proposed should be considered.

We recommend that discussions be held with appropriate officials of Vaughan Township to consider the joint adoption of a plan, based on the proposals in this Report, and applying to the Richmond Hill Area. This may be achieved by writing the Plan for the Area as a whole and then submitting it to the Councils of both municipalities who would adopt it as it applies to the land within their municipality. That is, Richmond Hill Council would adopt it as it applies to the land within the Town of Richmond Hill and Vaughan Council would adopt it for that part that lies in the Township of Vaughan. If this is done, a single document would be produced that would be the Official Plan of the Richmond Hill Planning Area and an Amendment to the Official Plan of the Vaughan Planning Area, jointly.

On this basis, a number of policies would need to be written in the Plan, particularly for servicing considerations, to achieve development appropriate to the Area as a whole.

Thus policies should be set out to ensure that all municipal services are appropriately designed and constructed with adequate capacity to serve the whole area when developed and that no services will be provided for any part of the area unless the development they

are needed to serve conforms to the Area Plan.

Non-Conforming Uses

If the recommendations made in these reports are adopted in the Official Plan, there may be some existing uses of land that will not meet certain policies. This situation will have to be recognized and it is recommended that special provisions be written in the Plan to meet these situations. Even though an existing use may not conform entirely with the intent of the Plan, it is recommended that it be zoned in accordance with its present circumstances provided it does not constitute a nuisance to its neighbours, it does not contribute to air or water pollution and it does not interfere with the desirable development of the adjacent area. If the use does not meet these provisions or if it is desired to make it non-conforming under the Zoning By-law anyway, the municipality should seek means to eliminate it and should expropriate if all other means fail. This should also be stated as municipal policy in the Plan.

SECTION VI

STAGING AND IMPLEMENTATION

SECTION IV

STAGING AND IMPLEMENTATION

Services

A review of the Town's sewage disposal system was given in Part 1 of this report. It was estimated there that the "spare" capacity in the existing system would allow for an additional population of something like 3,000 people or less, depending on the proportionate amount of industrial development. In order to accommodate the future growth of the Town a new sewage disposal system, based on a new treatment plant in the vicinity of Carrvill Road, was recommended.

This system would serve not only the Town of Richmond Hill but also a considerable area in Vaughan Township and possibly some in Markham Township. Its construction therefore is a matter of concern to the interested municipalities. Furthermore, significant development proposals have been made for a large tract of land immediately north of the Carrvill Road and it appears likely that the developers interested in this area and in other adjacent areas may wish to contribute to the system from which they will derive benefit.

The position of Richmond Hill in this situation is not yet clear and any share in the construction of the new system cannot yet be determined. At the present time the Ontario Water Resources Commission is making a study of pollution problems and sewage disposal in the general area south of Richmond Hill and it is not expected that any action will take place until this study has been completed. In view of this there is an urgent necessity for the Town to conserve the available capacity in the existing treatment plant.

Part 1 of the Survey and Analysis report also drew attention to the need for additional water supply for the Town. The water situation is not as critical as that for sewage disposal and it is understood that agreement has been reached for additional supplies to be sought. It would appear that further policies for water supply are not required at this time since there is adequate water at present for any development that can be handled by the sewage disposal system. However, when additional supplies are found any appropriate action should be taken.

For this, and for the necessary sewage disposal policies, a formal amendment to the Plan is recommended for a future date.

Since it is possible that private developers may wish to contribute towards the costs of a new sewage disposal system, it is recommended that policies recognizing this eventuality be included in the Official Plan and that they indicate that any services installed by a developer must be of the same standard as those constructed by the municipality itself.

Finances and Development Policy

From studies recently carried out by the Town's auditors in conjunction with the Department of Municipal Affairs it has become evident that the Town's present financial situation is such that there is an urgent need for additional industrial and commercial assessment. Since this is so, it is important for the Town to conserve its remaining sewage treatment capacity in order to be able to accommodate any appropriate industrial and commercial developments that may be proposed. From these facts, as an interim measure until new sewage disposal capacity is available, we recommend that further residential development in the Town be restrained.

In fact, it appears that the situation is such that residential development might well be curtailed completely with ample justification. However, this may be a somewhat harsh measure and perhaps the permitting of a small amount of development might be considered more advisable than total exclusion. If this latter is the case we would recommend that such development be kept to an absolute minimum. The present policy that no plans of subdivision be approved should be continued and only a very limited number of consents should be allowed. We recommend for consideration that consents only be permitted where a lot is to be conveyed to a member of the applicant's own family, or a close relative, where it can be conclusively shown that no adverse affects will be experienced on the availabe sewage capacity or the Town's financial position and further, that the present policy of allowing up to five lots to be severed without a plan of subdivision be revised to make the figure three lots and that such severances be permitted only once to each applicant.

These policies should remain in effect until the sewage disposal picture is clarified and the Town is assured of sufficient capacity to meet the demands of future development, both physically and financially.

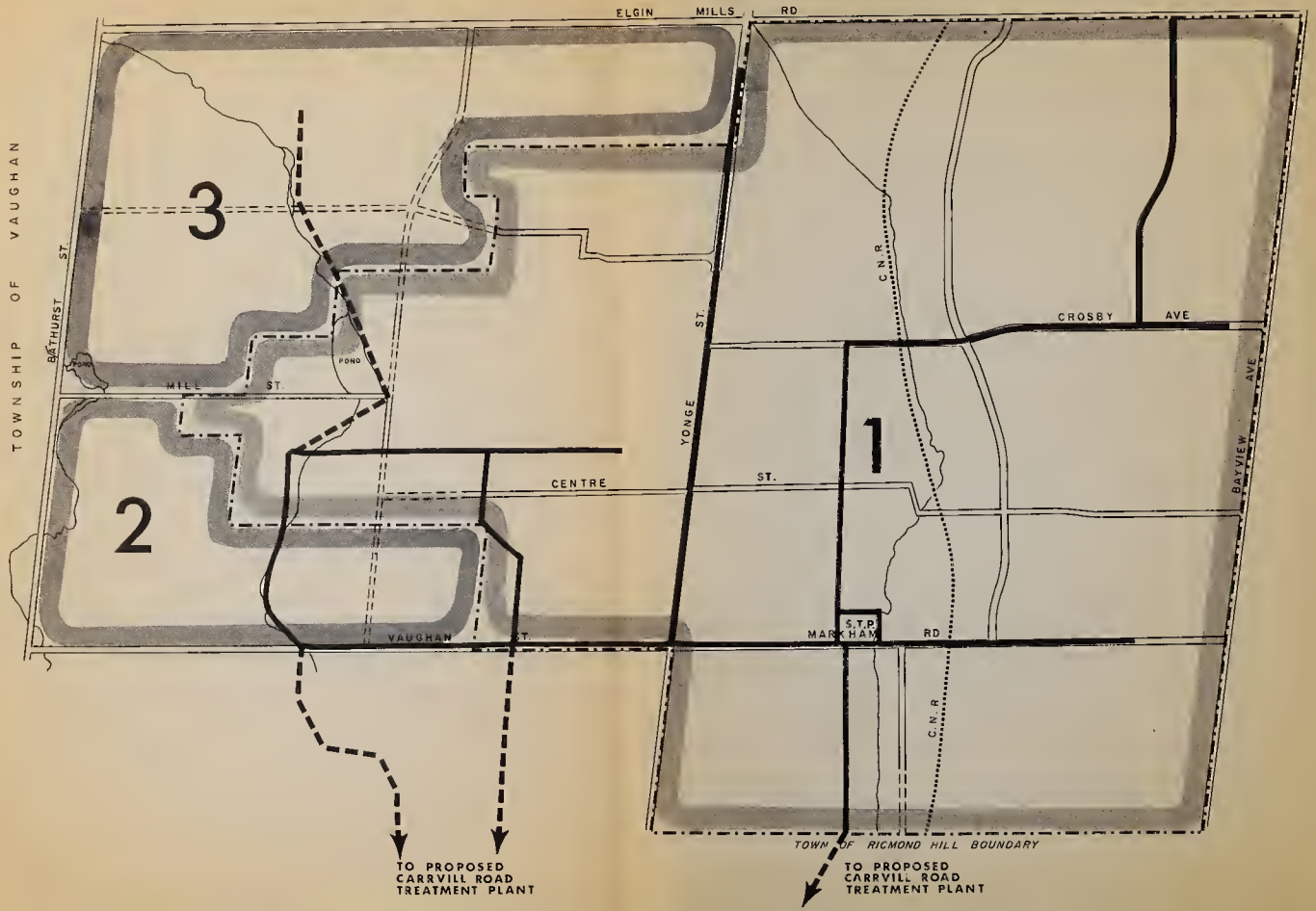
At that time development policy should be reviewed and a formal amendment to the Official Plan made to effect appropriate changes.

Whatever the outcome of the studies by the Water Resources Commission the need to improve the amount of industrial and commercial assessment in relation to residential will remain. In order to effect a continuing improvement it is recommended that a set of policies be incorporated in the Plan that where a proposed residential development will not provide sufficient assessment that the tax yeild offsets the cost of all public services that will be needed, the developer be required to be instrumental in bringing to the Town an appropriate amount of industrial or commercial assessment that will offset the cost of these services. If this proposal is accepted a scale of ratios can be worked out to correspond to varying residential assessments and these can be incorporated into a bylaw to implement the policy as set out in the Plan. Certain residential developments such as high value single family homes and bachelor apartments do not adversely affect the costs of services and may be exempted from this policy.

Staging

When the sewage disposal question is settled and residential development proceeds it will be necessary to divide it into stages to ensure that it is appropriate to the orderly provision of new services. The basis for this division will be the provision of new trunk sewers and the recommended stages based on this are illustrated on Map No. 6. Stage 1 consists of the area presently sewered and in which development will be allowed to proceed as soon as the policy is revised.

Stages 2 and 3 are dependent upon the provision of a new trunk sewer. Since this will be constructed progressively from the south the undeveloped areas of Pleasantville and Hill Top Neighbourhoods will be the first to benefit and so will be available for urbanization as soon as the new trunk connects with the existing pipe on Vaughan Road. Construction north from the other end of this pipe, south of Mill Street is not expected until later so the undeveloped parts of Mill Pond , Oxford and Richmond Heights are designated for Stage 3.



LEGEND

EXISTING PROPOSED

TRUNK SEWERS

S.T.P. EXISTING SEWAGE TREATMENT PLANT

STAGE BOUNDARY

THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
SURVEY & ANALYSIS
MAP NO 6
SERVICES & STAGING PLAN

PROCTOR, REDFERN, BOUSFIELD & BACON
CONSULTING ENGINEERS & TOWN PLANNERS
75 EGLINTON AVENUE EAST TORONTO 12 TELEPHONE 487-1171

DRAWN	APPROVED	DATE	DRAWING NUMBER
			C-64226

Implementation

If the recommendations contained in both parts of this report are acceptable to the municipalites concerned and if the Official Plan is adopted its implementation by the Town of Richmond Hill will necessitate a complete revision of the existing Zoning Bylaw.

In order to excercise adequate land use control it is recommended that a development control approach be taken in a new zoning bylaw so that all significant proposals for new development in the Town necessitate a zoning amendment. With this approach site plans may be required so that design and questions of amenity may be reviewed in terms of the overall objectives in the Official Plan.

Generally speaking the Town would be zoned on the basis of this approach to reflect the existing development and conditions. Some latitude would, of course, be necessary for certain developments to be permitted without the need for an amendment but the bylaw would act much more as an instrument of control than is presently the case. For the general indication of permitted development the Official Plan would become the chief guide.

While much of the Official Plan reflects upon private development there are a number of important aspects in which public action will be necessary to implement the Plan. Policies to maintain the standard of housing in the Town have been advocated but to implement these fully will require a positive program by the Town to keep streets, drains, sewers and all other public works up to a high standard as well as the operation of a Maintenance and Occupancy Bylaw. Furthermore the co-operation of the Town in the burying of electric and other utility cables, the provision of downtown parking, the control of non-conforming uses and the provision of additional parkland is vitally necessary if the Plan is to achieve the improvements sought.

APPENDIX

BEVERLY ACRES NEIGHBOURHOOD

Acreages	Vacant	0.8	Institutional	13.6
	Residential	174.7	Parks & Open Space	9.4
	Industrial	0	Other	0
	Commercial	6.8		
			Total Acreage	205.3

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Population	Existing	5,491	Projected capacity	5,500

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		Existing	Required
Parks & Open Space Details	Neighbourhood active	1.8	) 13.6
	School playground	6.0	)
	Total Neighbourhood	7.8	
	District active	0	
	High School playfield	0	
	Passive Open Space	7.6	See District Details

RICHMOND ACRES NEIGHBOURHOOD

Acreages	Vacant	13.7	Institutional	15.4
	Residential	110.0	Parks & Open Space	16.5
	Industrial	4.1	Other	0
	Commercial	0		
			Total Acreage	159.7

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Population	Existing	2,510	Projected capacity	2,800

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		Existing	Required
Parks & Open Space Details	Neighbourhood active	6.0	) 7.0
	School playground	2.5	)
	Total Neighbourhood	8.5	
	District active	5.8	
	High School playfield	0	See District Details
	Passive Open Space	4.7	

ALLENCOURT NEIGHBOURHOOD

Acreages	Vacant	7.3	Institutional	6.9
	Residential	172.0	Parks & Open Space	5.0
	Industrial	0	Other	0
	Commercial	9.0		
			Total Acreage	200.2

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Population	Existing	3,737	Projected capacity	3,800

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		Existing	Required
Parks & Open Space Details	Neighbourhood active	1.1	) 9.5
	School playground	5.0	)
	Total Neighbourhood	6.1	
	District active	0	
	High School playfield	9.0 (1)	See District details
	Passive Open Space	3.9	

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Notes (1) Bayview Secondary School is outside this neighbourhood, east of Bayview Avenue, but it is counted here for purposes of calculation.

TOWN PARK NEIGHBOURHOOD

Acreages	Vacant	12.0	Institutional	3.4
	Residential	177.9	Parks & Open Space	15.8
	Industrial	4.3	Other	
	Commercial	4.4		
			Total Acreage	217.8

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Population	Existing	2,467	Projected capacity	2,700

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		Existing	Required
Parks & Open Space Details	Neighbourhood active	2.3	) 6.8
	School playground	0	)
	Total Neighbourhood	2.3	
	District active	11.5	
	High School playfield	0	See District details
	Passive Open Space	2.0	

BAYVIEW DISTRICT

Acreages	Vacant	33.8	Institutional	39.3
	Residential	634.6	Parks & Open Space	46.7
	Industrial	8.4	Other	0
	Commercial	20.2		
			Total Acreage	783.0

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Population	Existing	14,205	Projected capacity	14,800

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		Existing	Required
Parks & Open Space Details	Neighbourhood active	11.2	) 37.0
	School playground	13.5	)
	Sub-total Neighbourhood	24.7	
	District active	16.9	) 37.0
	High School Playfield	9.0	)
	Passive Open Space	18.2	37.0
	Total District	68.8	say 110.0

30/8/65

RICHMOND HEIGHTS NEIGHBOURHOOD

Acreages	Vacant	20.9	Institutional	4.0
	Residential (1)	99.8	Parks & Open Space	0
	Industrial	0	Other (Golf Course)	6.6
	Commercial	0		
			Total Acreage	131.3

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Population	Existing	1,220	Projected capacity	2,000

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		Existing	Required
Parks & Open Space Details	Neighbourhood active	0	) 5.0
	School playground	2.0	)
	Total Neighbourhood	2.0	
	District active	0	
	High School playfield	0	See District details
	Passive Open Space	0	

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Notes (1) 57 acres of this is in lots averaging 1 acre (Veterans Land Act)

30/8/65

BENSON NEIGHBOURHOOD

Acreages	Vacant	7.2	Institutional	12.9
	Residential	134.2	Parks & Open Space	4.1
	Industrial	0	Other (Golf Course)	6.7
	Commercial	0		
			Total Acreage	165.1

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Population	Existing	2,040	Projected capacity	2,600

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		Existing	Required
Parks & Open Space Details	Neighbourhood active	4.1	) 6.8
	School playground	2.2	)
	Total Neighbourhood	6.3	
	District active	0	
	High School playfield	2.5	See District details
	Passive Open Space	0	

OXFORD NEIGHBOURHOOD

Acreages	Vacant (1)	44.7	Institutional	0
	Residential (1)	86.1	Parks & Open Space	0
	Industrial	0	Other (Golf Course)	73.9
	Commercial	0		
			Total Acreage	204.7

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Population	Existing	134	Projected capacity	2,200

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		Existing	Required
Parks & Open Space Details	Neighbourhood active	0	) 5.5
	School playground	0	)
	Total Neighbourhood	0	
	District Active	0	See District details
	High School playfield	0	
	Passive Open Space	0	

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Notes (1) Most of this land is in 1 acre lots (Veterans Land Act)

30/8/65

HILL TOP NEIGHBOURHOOD

Acreages	Vacant	42.8	Institutional	0
	Residential	95.2	Parks & Open Space	0
	Industrial	0	Other (Cemetery)	5.5
	Commercial	0.2		
			Total Acreage	143.7

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Population	Existing	1,566	Projected capacity	2,000

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		Existing	Required
Parks & Open Space Details	Neighbourhood active	0	) 5.0
	School playground	0	)
	Total Neighbourhood	0	
	District active	0	
	High School playfield	0	See District details
	Passive Open Space	0	

30/8/65

MILL POND NEIGHBOURHOOD

Acreages	Vacant	78.9	Institutional	0
	Residential	20.2	Parks & Open Space (1)	10.8
	Industrial	0	Other (Golf Course)	40.5
	Commercial	0		
			Total Acreage	150.4

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Population	Existing	310	Projected capacity	2,400

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		Existing	Required
Parks & Open Space Details	Neighbourhood active	1.8	)
	School playground	0	) 6.0
	Total Neighbourhood	1.8	
	District active	0	
	High School playfield	0	See District details
	Passive Open Space (1)	9.0	

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Notes (1) Includes The Mill Pond of 5.5 acres

30/8/65

PLEASANTVILLE NEIGHBOURHOOD

Acreages	Vacant	156.9	Institutional (1)	22.6
	Residential	44.1	Parks & Open Space	3.1
	Industrial	0	Other	0
	Commercial	0		
			Total Acreage	226.7

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Population	Existing	629	Projected capacity	4,000

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		Existing	Required
Parks & Open Space Details	Neighbourhood active	0	)
	School playground	4.0	) 10.0
	Total Neighbourhood	4.0	
	District active	0	
	High School playfield	0	See District details
	Passive Open Space	3.1	

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Notes (1) Includes the Hospital

30/8/65

BATHURST DISTRICT

Acreages	Vacant	351.4	Institutional	39.5
	Residential	479.6	Parks & Open Space	18.0
	Industrial	0	Other (Golf Course & Cemetery)	133.2
	Commercial	0.2		
			Total Acreage	1,021.9

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Population	Existing	5,899	Projected capacity	15,200

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		Existing	Required
Parks & Open Space Details	Neighbourhood active	5.9	38.0
	School playground	8.2	
	Sub-total Neighbourhood	14.1	
	District active	0	38.0
	High School playfield	2.5	
	Passive Open Space	6.6	38.0
	Total District	23.2	115.0

30/8/65

CENTRAL AREA AND NORTH COMMERCIAL AREA

Acreages	Vacant	18.3	Institutional	9.9
	Residential	22.7	Parks & Open Space	0
	Industrial	0.8	Other	1.8
	Commercial	54.6		
			Total Acreage	108.1

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Population	Existing	395	Projected capacity (1)

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Notes (1) Future population is included in adjacent neighbourhoods.

30/8/65

INDUSTRIAL AREA

Acreages	Vacant	131.5	Institutional	3.6
	Residential	3.2	Parks & Open Space	0
	Industrial (1)	162.5	Other (Utilities)	43.2
	Commercial	1.4		
			Total Acreage	345.4

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Population	Existing	18	Projected capacity	Nil

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		Existing	Required	
Parks & Open Space Details	Neighbourhood active	Nil		
	School Playground			
	Passive Open Space			
	Total Neighbourhood			May be provided as part of the Bayview District requirements
	District active	Nil		
	High School playfield			
	Passive Open Space			
	Total District			

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Notes (1) Approximately 41 acres of this industrial land is held in reserve by existing industries.

30/8/65